

## \$453,000 - 18615 75 Avenue, Edmonton

MLS® #E4454431

**\$453,000**

4 Bedroom, 3.00 Bathroom, 1,009 sqft

Single Family on 0.00 Acres

Lymburn, Edmonton, AB

Fantastic opportunity in Lymburn! This well-maintained bungalow offers both comfort and strong investment potential. The main level features a spacious primary bedroom with walk-in closet and ensuite with double jetted tub, plus bright living areas designed for family living. A separate side entrance leads to a fully finished basement suite with 2 bedrooms, 1 bath, full kitchen, and separate laundry. Located in a quiet, family-friendly community within walking distance to Lymburn School, parks, and playgrounds, and just minutes from West Edmonton Mall. Quick access to Anthony Henday and Whitemud Drive makes commuting simple. Don't miss this gem out. Very rare POSITIVE cashflow property!!

Built in 1986

### Essential Information

MLS® #	E4454431
Price	\$453,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,009
Acres	0.00
Year Built	1986



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18615 75 Avenue
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5J9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Patio
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 23rd, 2025
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 2:17pm MDT